



**ACTION AGENDA  
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR  
Room B-8 – Lower Level - Civic Center  
2000 Main Street  
Huntington Beach California**

**WEDNESDAY, OCTOBER 19, 2005, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Herb Fauland, Acting

**STAFF MEMBERS:** Paul Da Veiga, Ron Santos, Ramona Kohlmann

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 04-12 / VARIANCE NO. 05-03 / NEGATIVE DECLARATION NO. 04-04 (GOLDENWEST PLAZA – NEW RETAIL BUILDING)**

APPLICANT: Axxcess Architects

REQUEST: **CUP:** To permit the construction of a 4,200 sq. ft. retail building on a 19,496 sq. ft. parcel. **VAR:** To permit seven-ft. wide perimeter landscape planters with a plantable width of five ft. in lieu of the code required 10-ft. planter width required along the front and exterior side property lines (Goldenwest Street/Edinger Avenue frontage).

LOCATION: 7012 Edinger Avenue (southeast corner of Goldenwest Street and Edinger Avenue)

PROJECT PLANNER: Paul Da Veiga

STAFF RECOMMENDS: Approval of the Conditional Use Permit and Negative Declaration with modifications based upon suggested findings and conditions of approval

Denial of the Variance based upon findings for denial

**APPROVED WITH MODIFIED FINDINGS AND CONDITIONS**

**2. PETITION DOCUMENT: VARIANCE NO. 05-02 (RADEMAKER GARAGE)**

APPLICANT: Mike and Tracy Rademaker

REQUEST: To permit a 10-ft. front-yard setback for a front-entry garage, in lieu of a 20-ft. setback (for the reconfiguration of an existing side-entry garage as a front-entry garage) and a reduction in required 10 ft. x 10 ft. vision clearance at the driveway/street intersection.

LOCATION: 9581 Stonington Circle, Huntington Beach (south of Banning Avenue, east of Bushard Street)

PROJECT PLANNER: Ron Santos

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**ACTION AGENDA  
(Continued)**

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Sixty Three Dollars (\$1263.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Forty Dollars (\$1540.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***